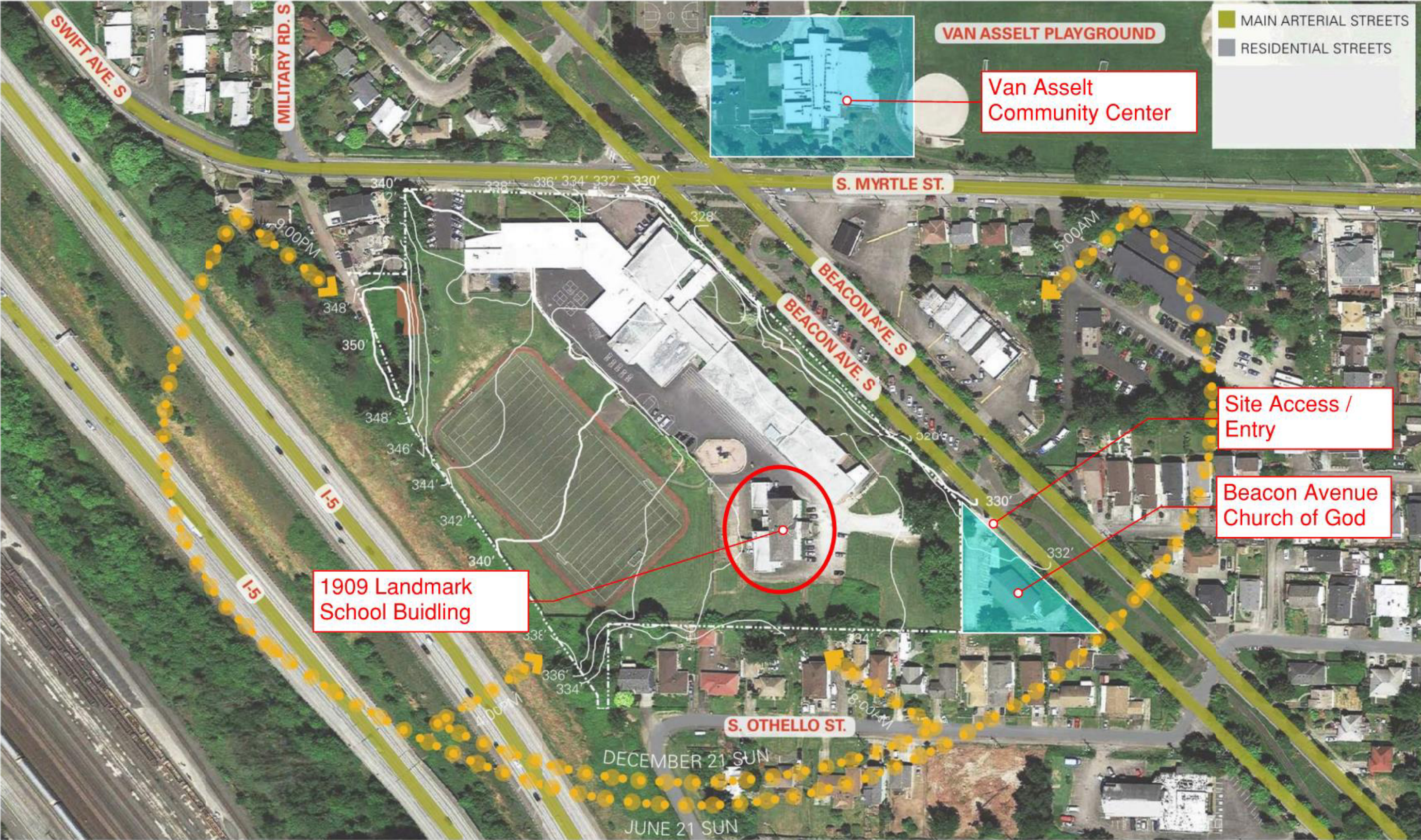


VAN ASSELT SCHOOL ADDITION /
SEATTLE LANDMARK PRESERVATION BOARD REVIEW
OCTOBER 7, 2020

SITE CONTEXT



SITE CONTEXT - PHOTOS



View from entry drive



View from sidewalk | stair



View from field

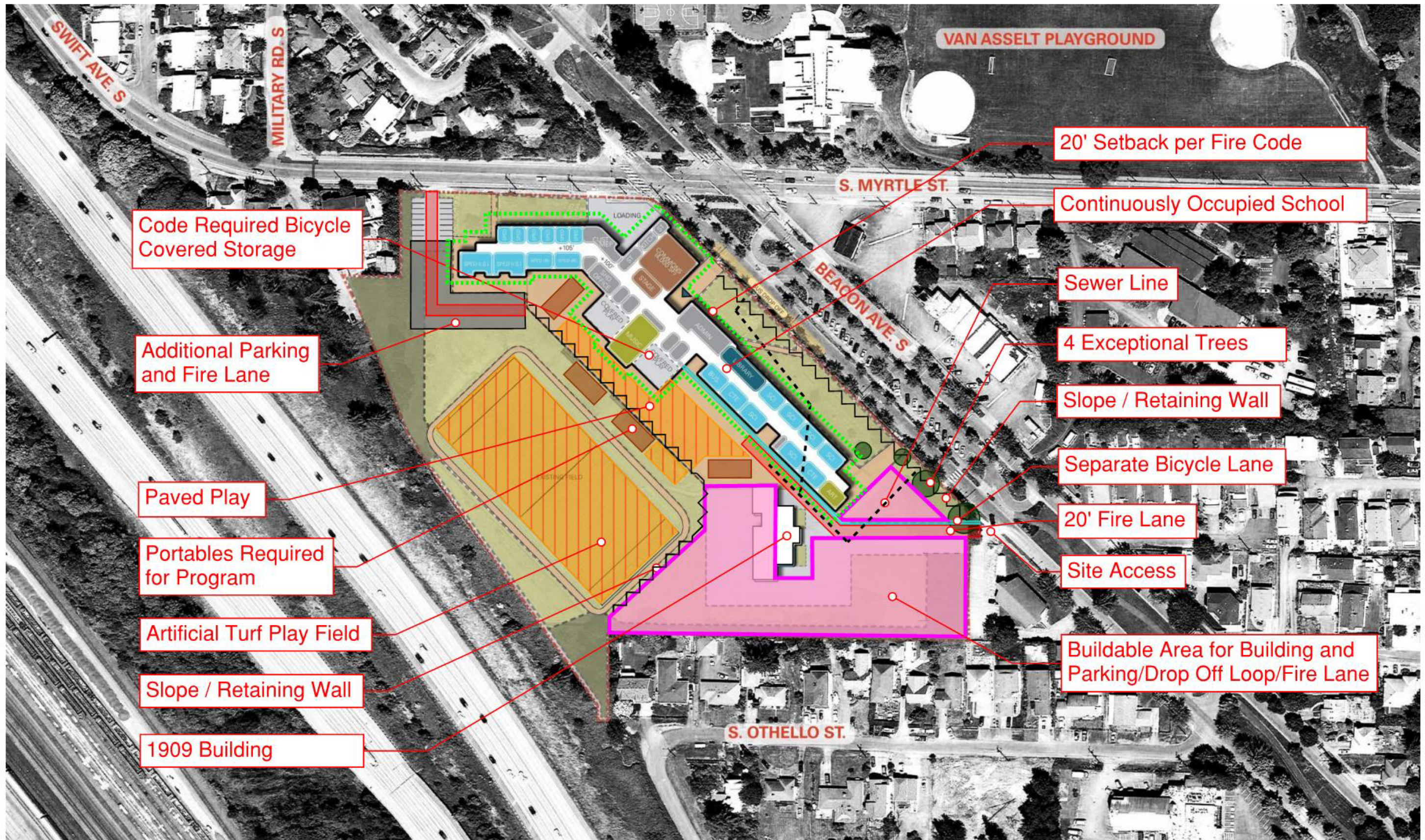


View of south property edge

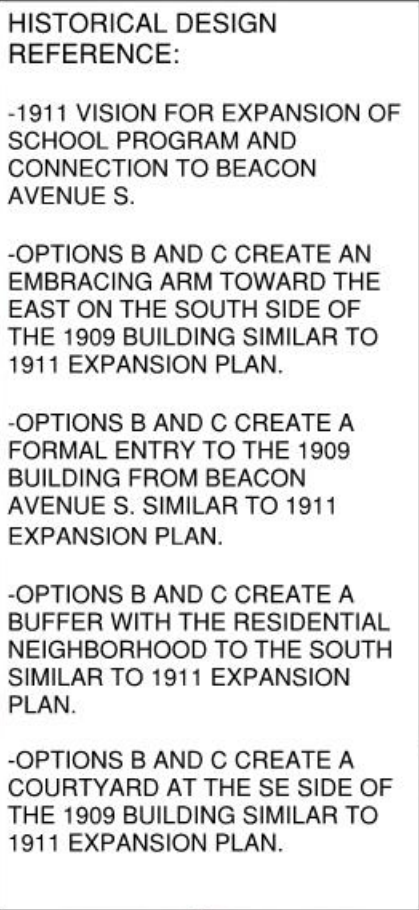
1909 BUILDING - EAST ELEVATION
(INCLUDED IN THE DESIGNATION PRESENTATION)



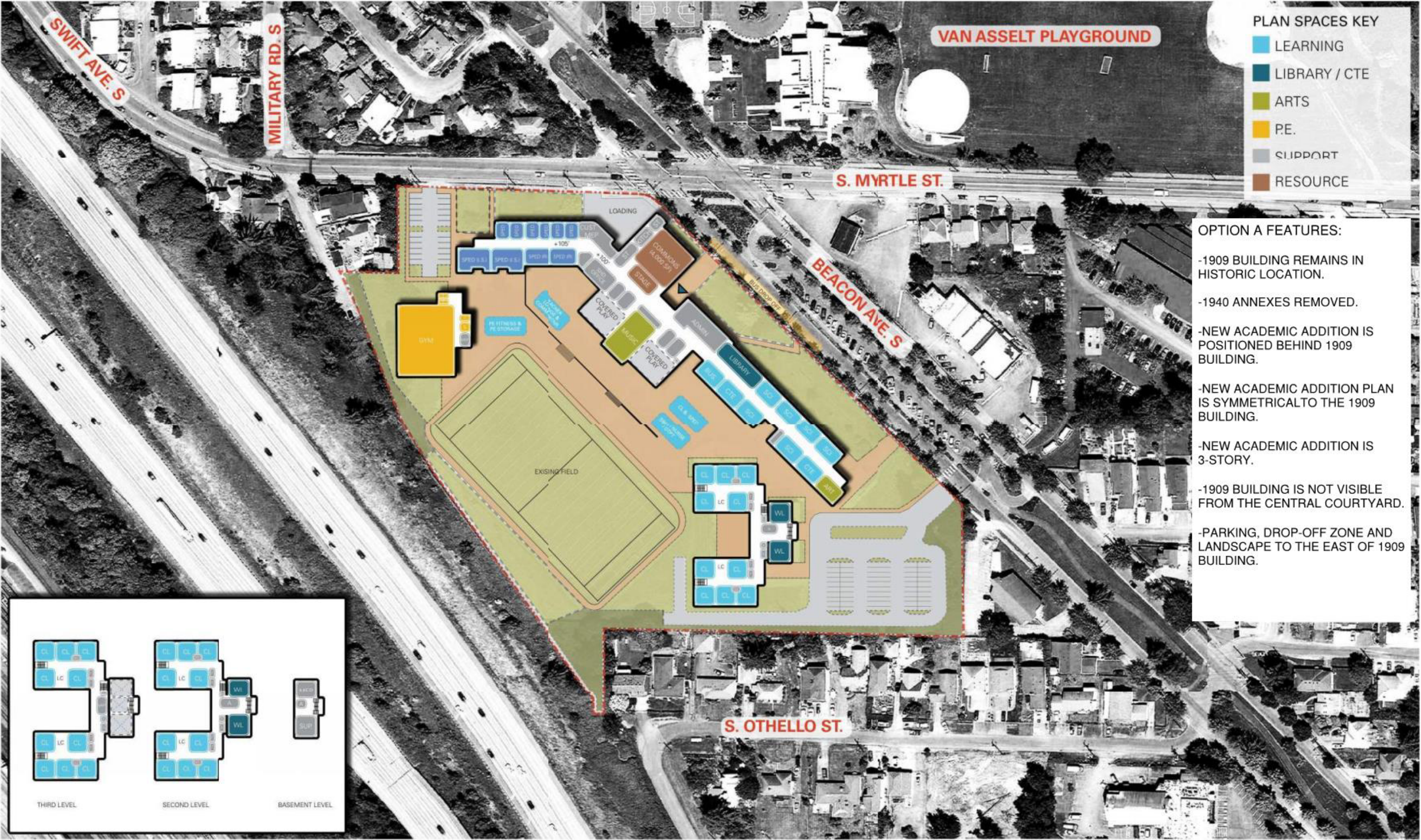
SITE CONTEXT - EXISTING CONDITIONS and PROGRAMATIC CONSTRAINTS



(INCLUDED IN THE DESIGNATION PRESENTATION)



OPTION A - SITE PLAN



OPTION A - SITE PLAN WITH SITE CONSTRAINTS OVERLAY



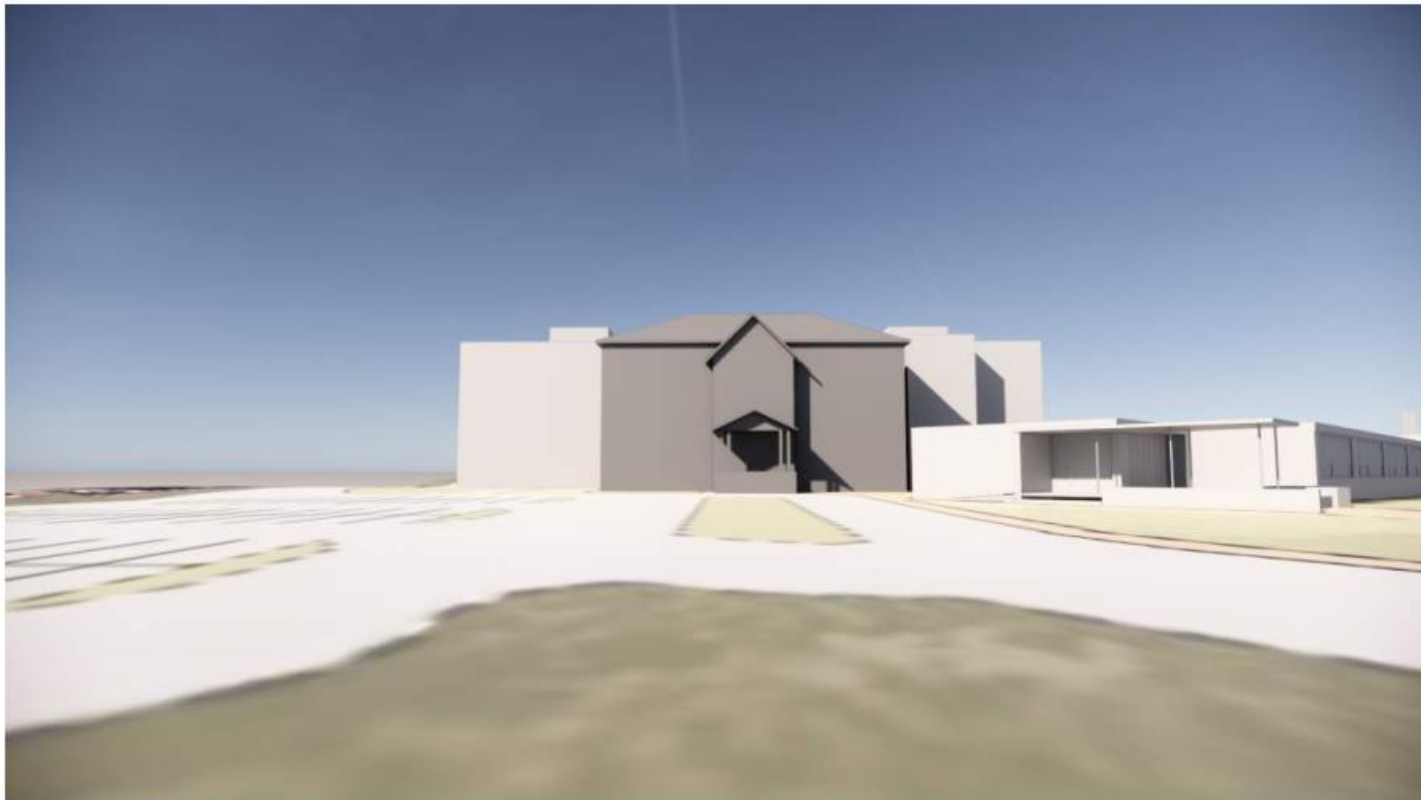
OPTION A - MASSING STUDIES



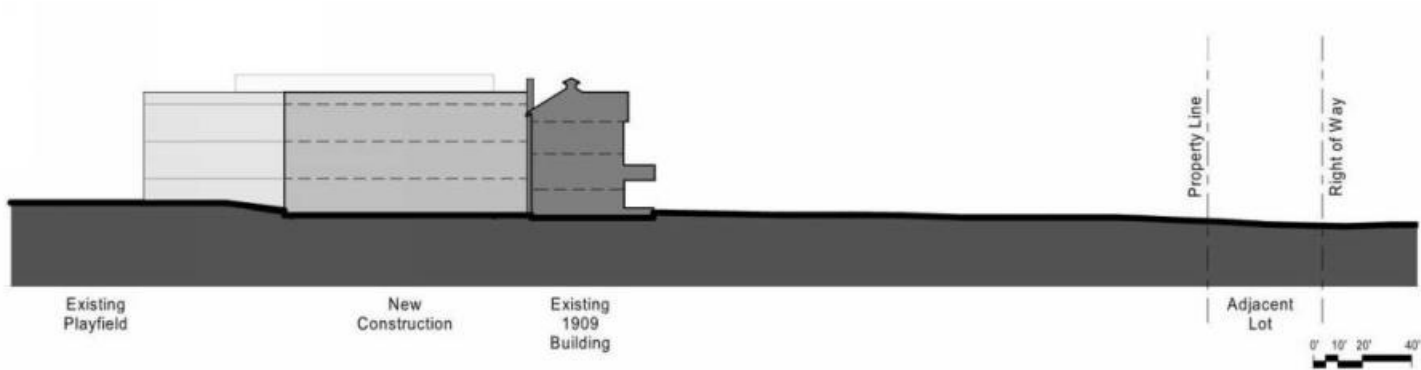
Northeast Perspective



Southwest Perspective



Street View

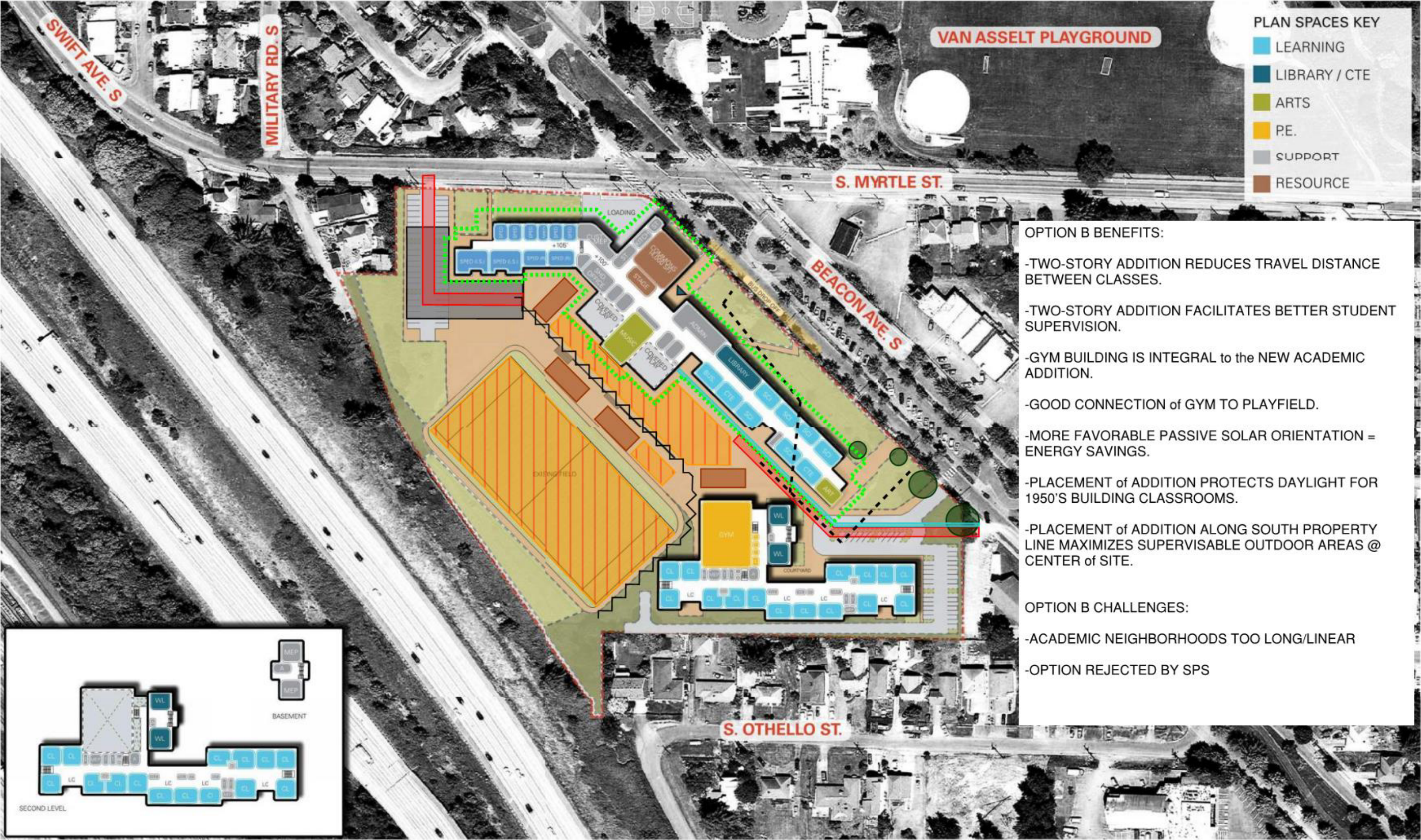


Site Section

VAN ASSELT SCHOOL ADDITION /



OPTION B - SITE PLAN WITH SITE CONSTRAINTS OVERLAY



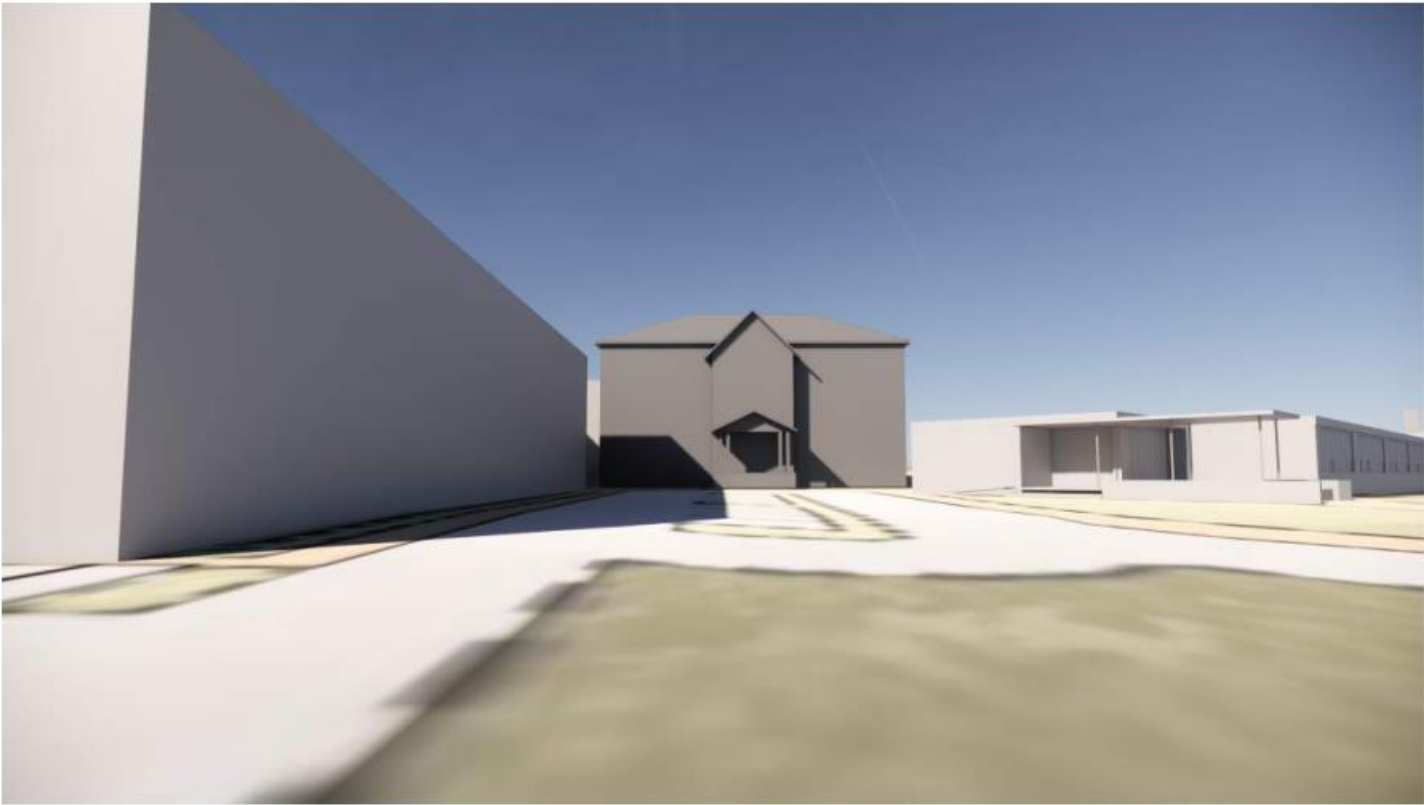
OPTION B - MASSING STUDIES



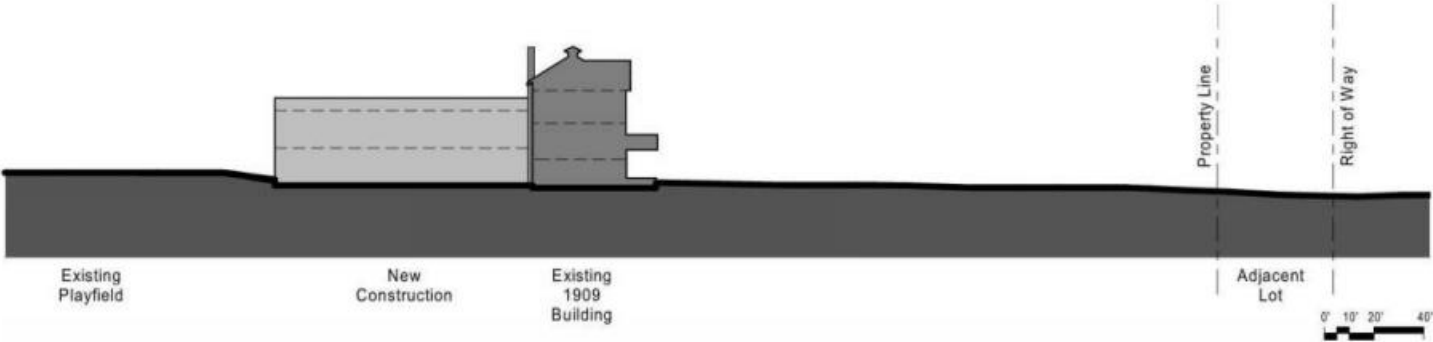
Northeast Perspective



Southwest Perspective

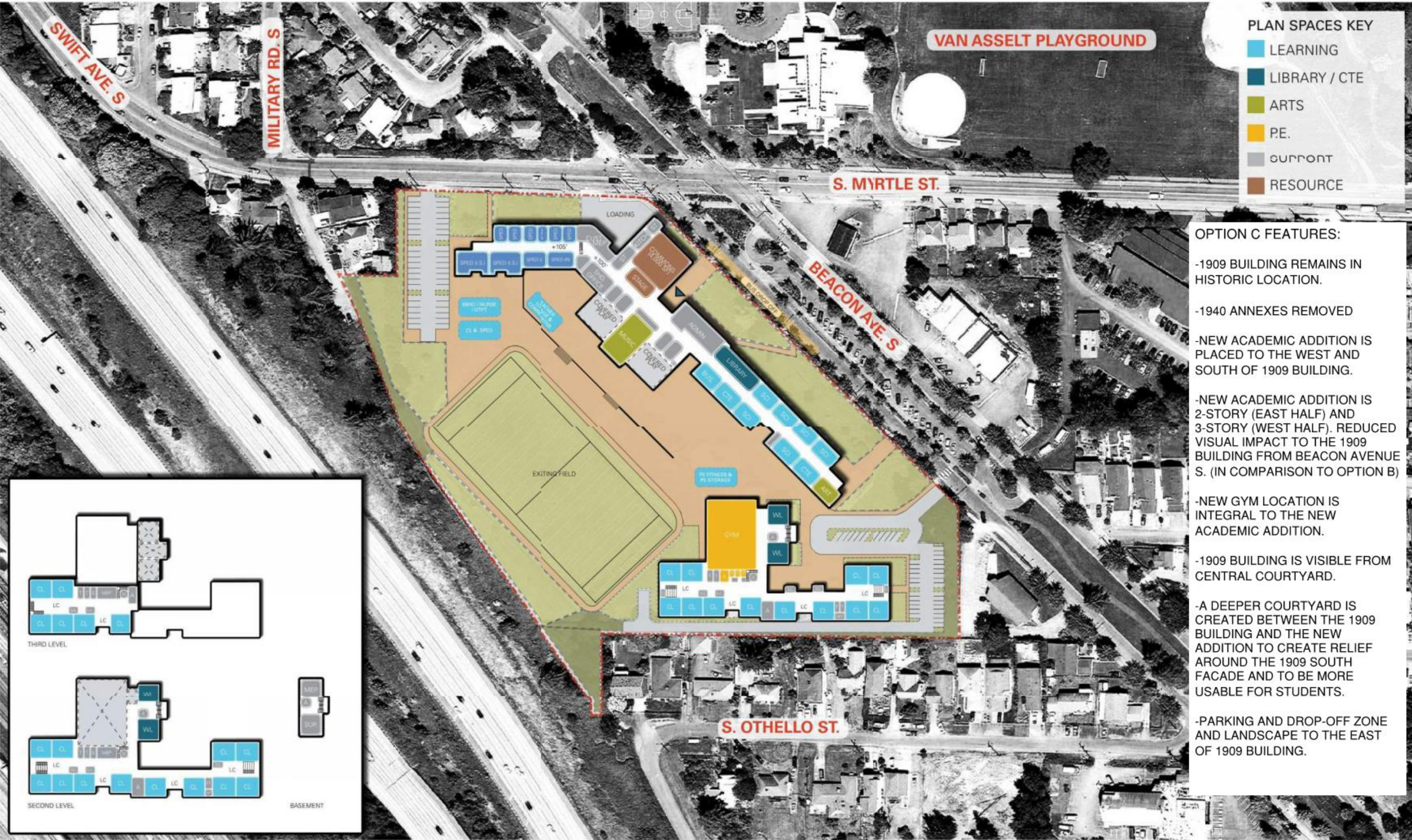


Street View

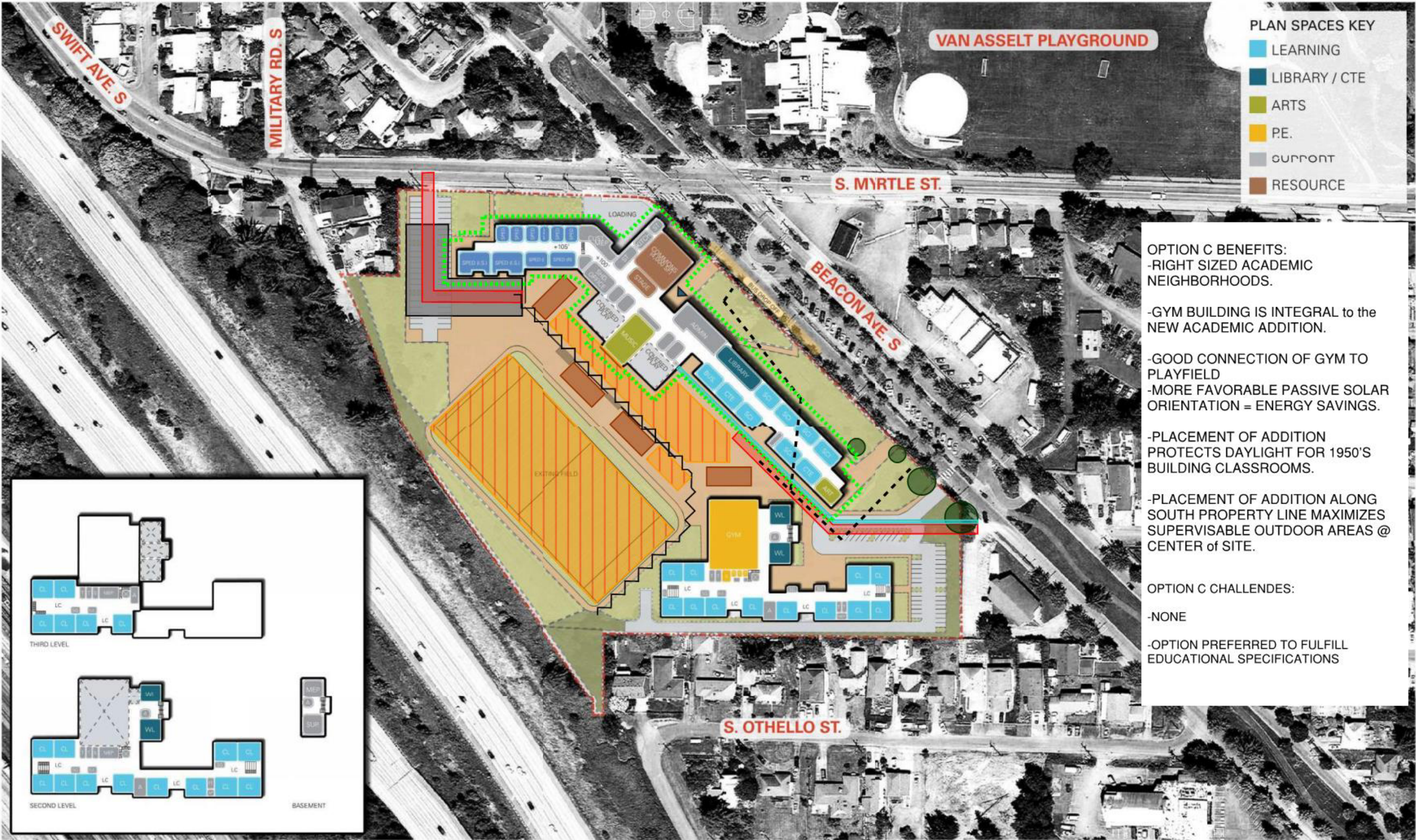


Site Section

OPTION C - SITE PLAN



OPTION C - SITE PLAN WITH SITE CONSTRAINTS OVERLAY



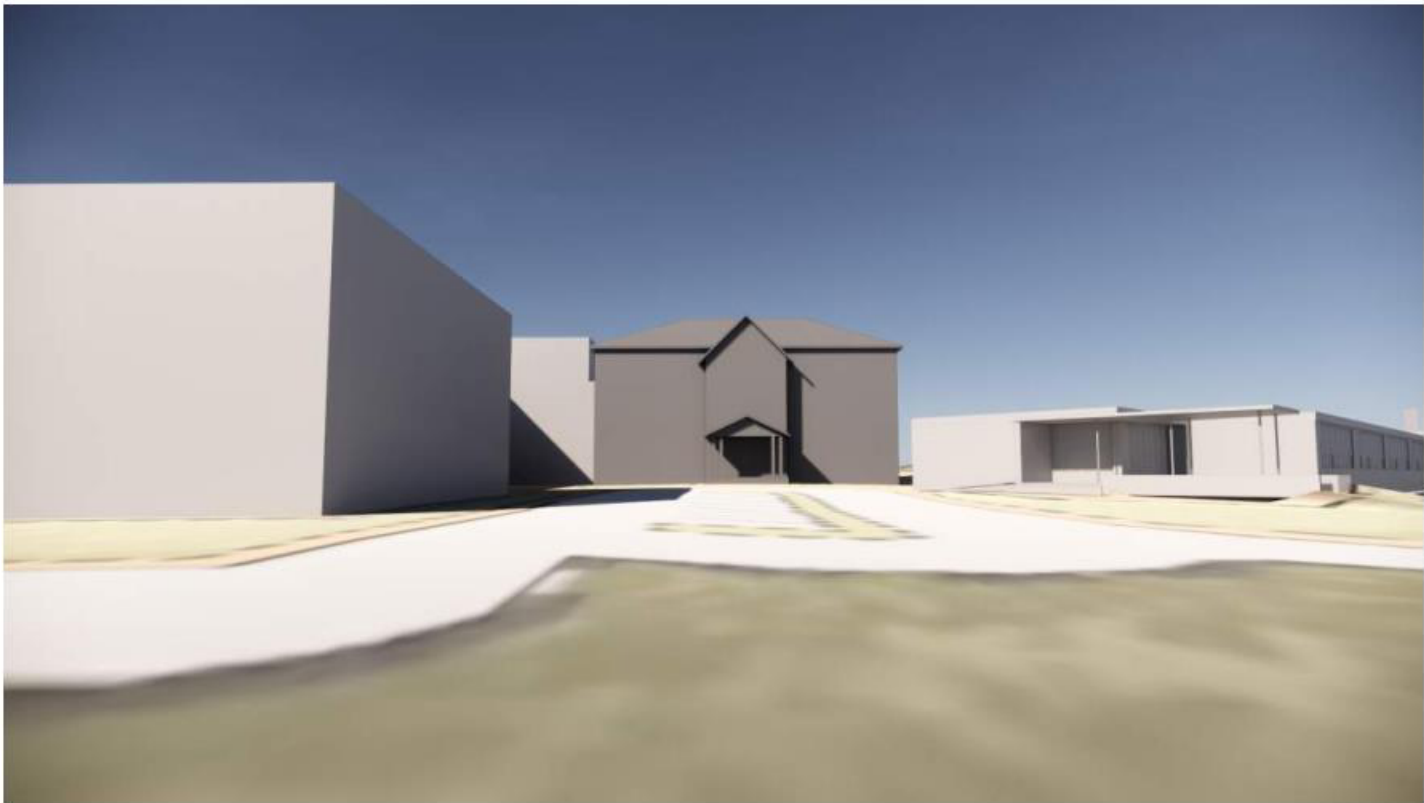
OPTION C - MASSING STUDIES



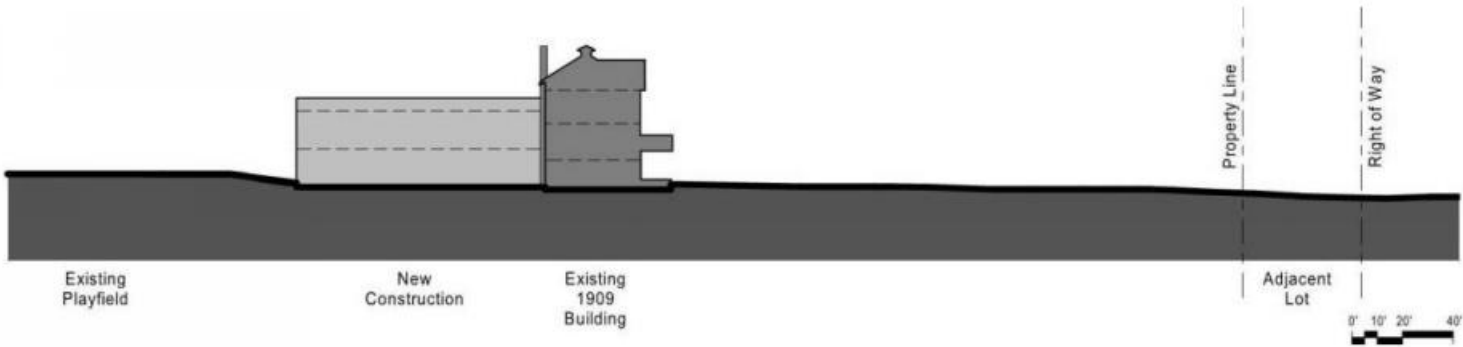
Northeast Perspective



Southwest Perspective

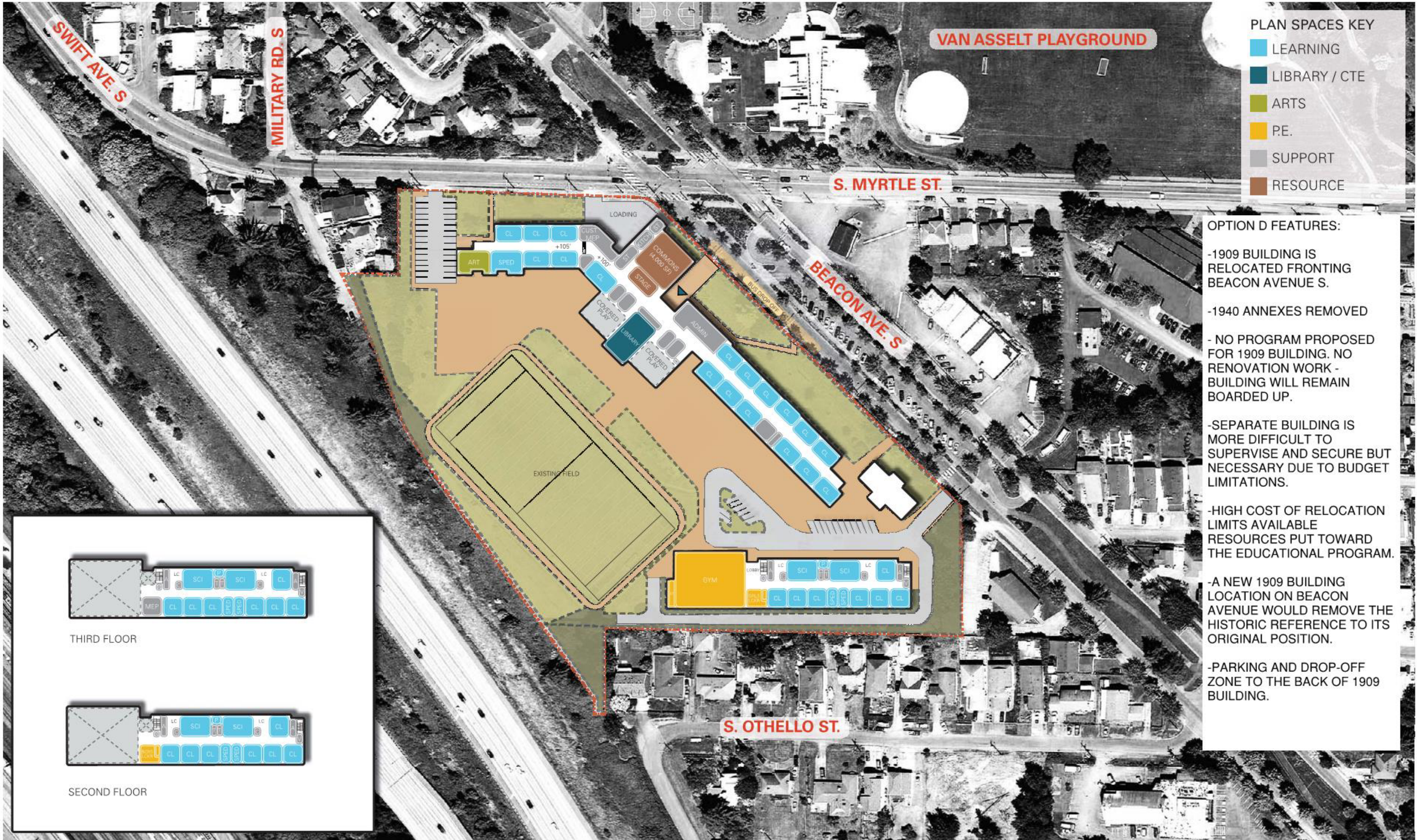


Street View

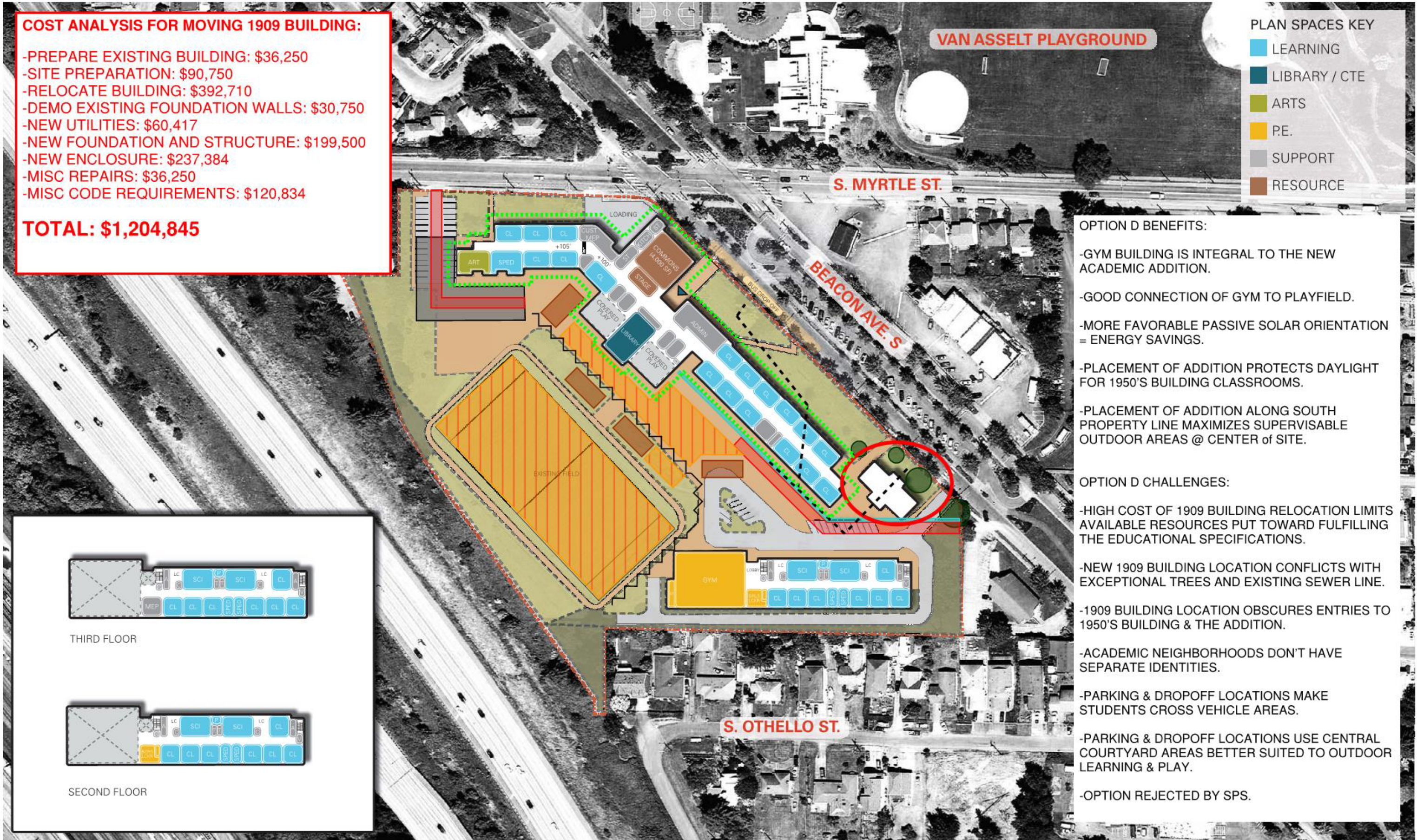


Site Section

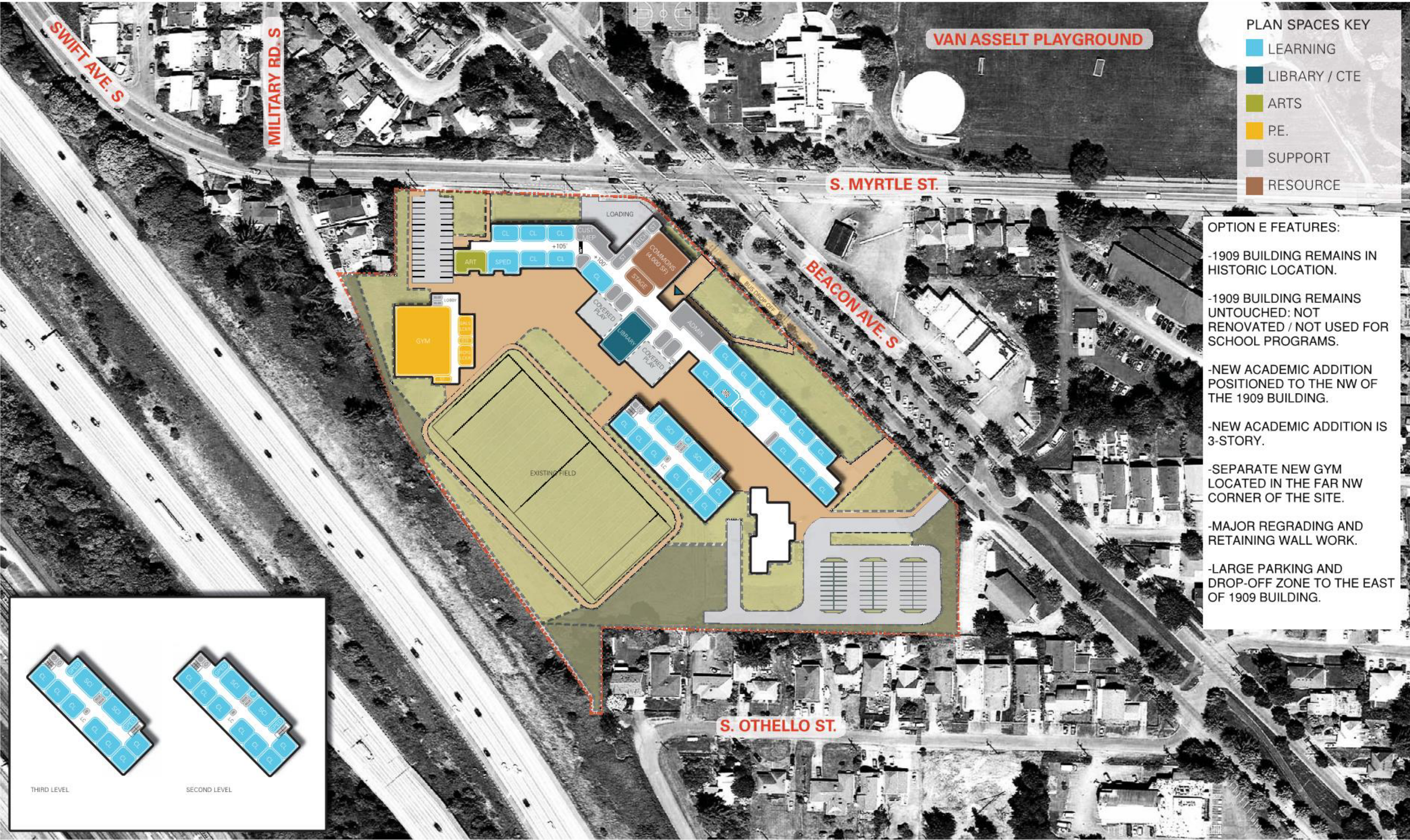
OPTION D - SITE PLAN



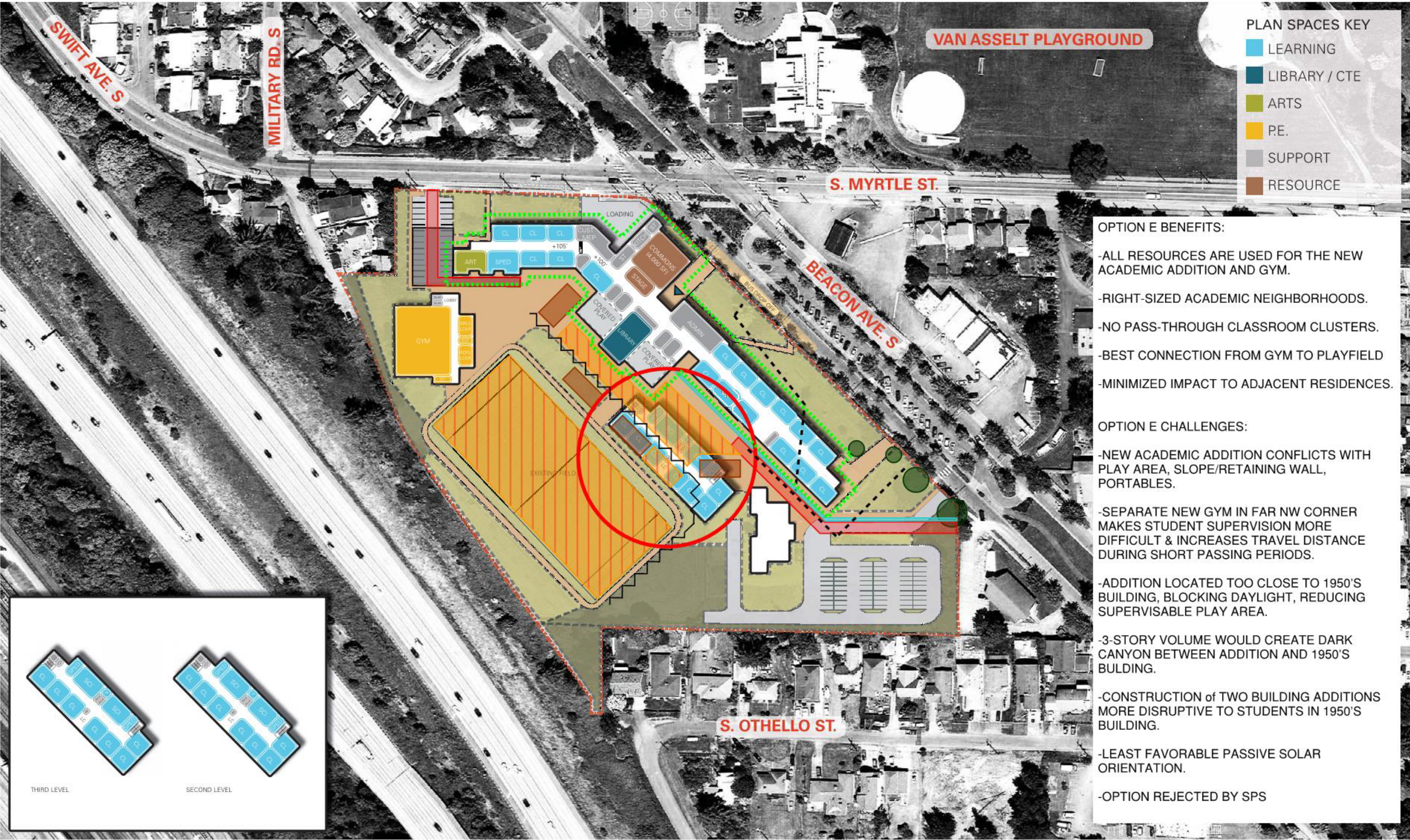
OPTION D - SITE PLAN WITH SITE CONSTRAINTS OVERLAY



OPTION E - SITE PLAN

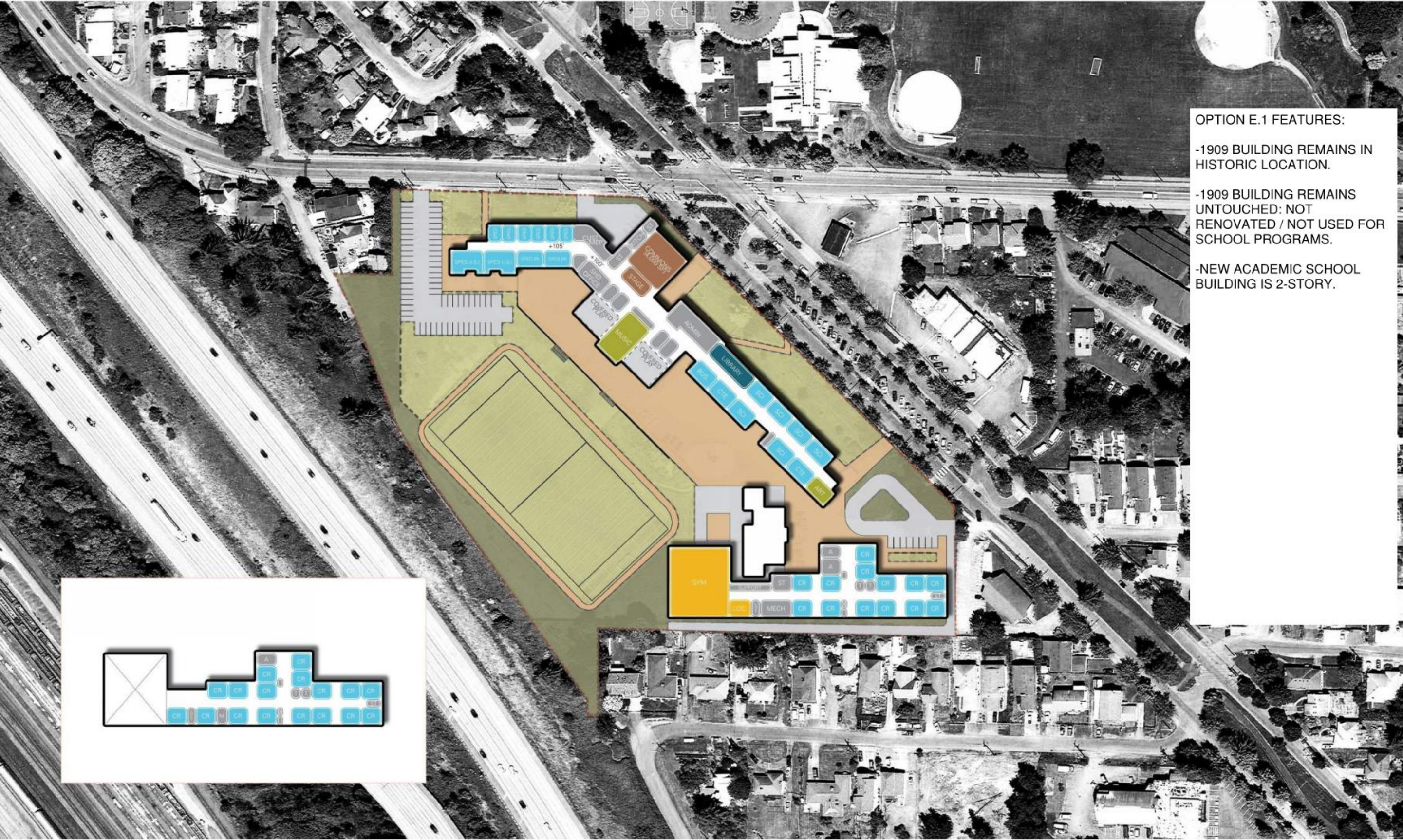


OPTION E - SITE PLAN WITH SITE CONSTRAINTS OVERLAY

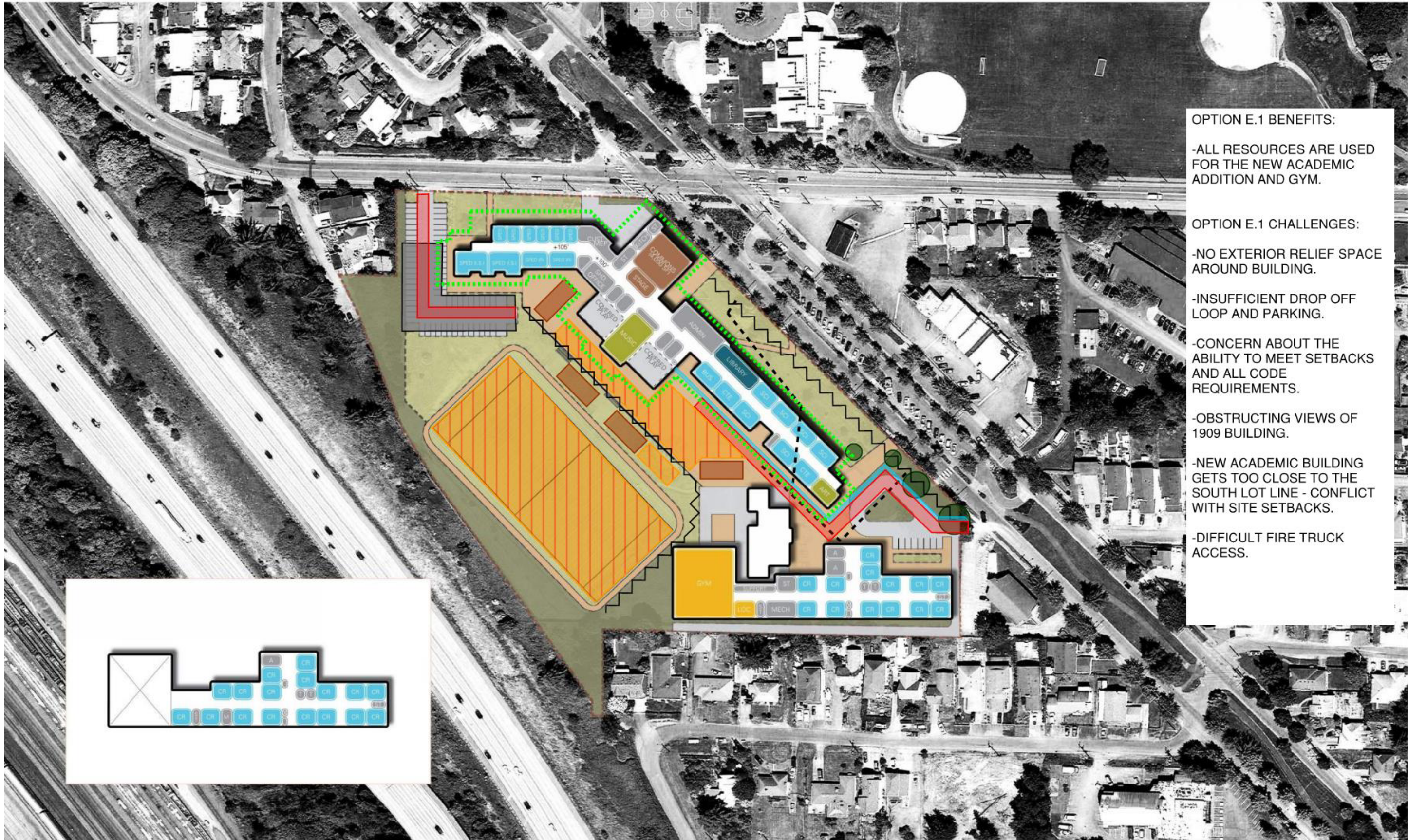


ADDITIONAL OPTIONS STUDIED /

OPTION E.1 - SITE PLAN



OPTION E.1 - SITE PLAN WITH SITE CONSTRAINTS OVERLAY

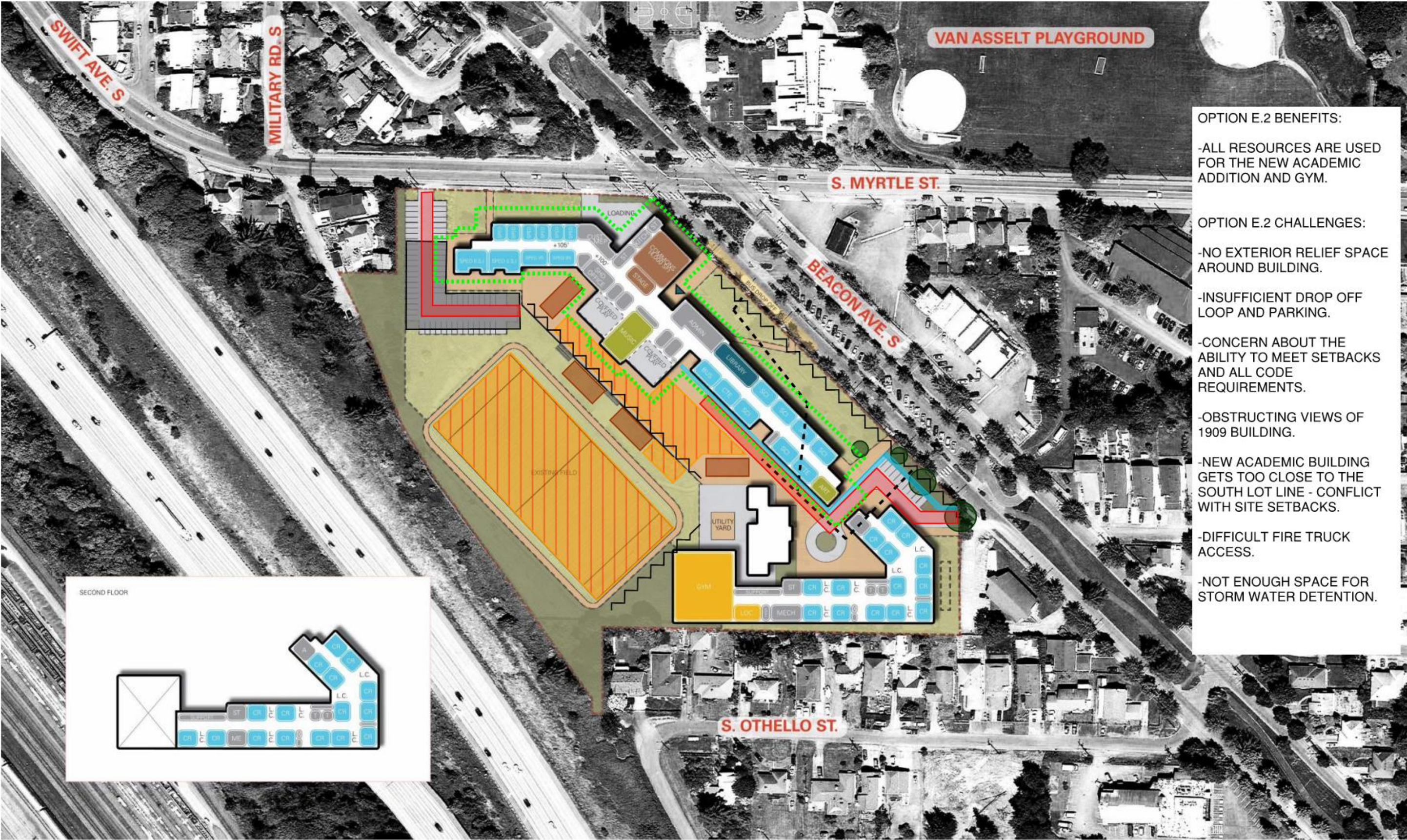


- OPTION E.1 BENEFITS:
- ALL RESOURCES ARE USED FOR THE NEW ACADEMIC ADDITION AND GYM.
- OPTION E.1 CHALLENGES:
- NO EXTERIOR RELIEF SPACE AROUND BUILDING.
 - INSUFFICIENT DROP OFF LOOP AND PARKING.
 - CONCERN ABOUT THE ABILITY TO MEET SETBACKS AND ALL CODE REQUIREMENTS.
 - OBSTRUCTING VIEWS OF 1909 BUILDING.
 - NEW ACADEMIC BUILDING GETS TOO CLOSE TO THE SOUTH LOT LINE - CONFLICT WITH SITE SETBACKS.
 - DIFFICULT FIRE TRUCK ACCESS.

OPTION E.2 FEATURES:

- 1909 BUILDING REMAINS IN HISTORIC LOCATION.
- 1909 BUILDING REMAINS UNTOUCHED: NOT RENOVATED / NOT USED FOR SCHOOL PROGRAMS.
- NEW ACADEMIC SCHOOL BUILDING IS 2-STORY.

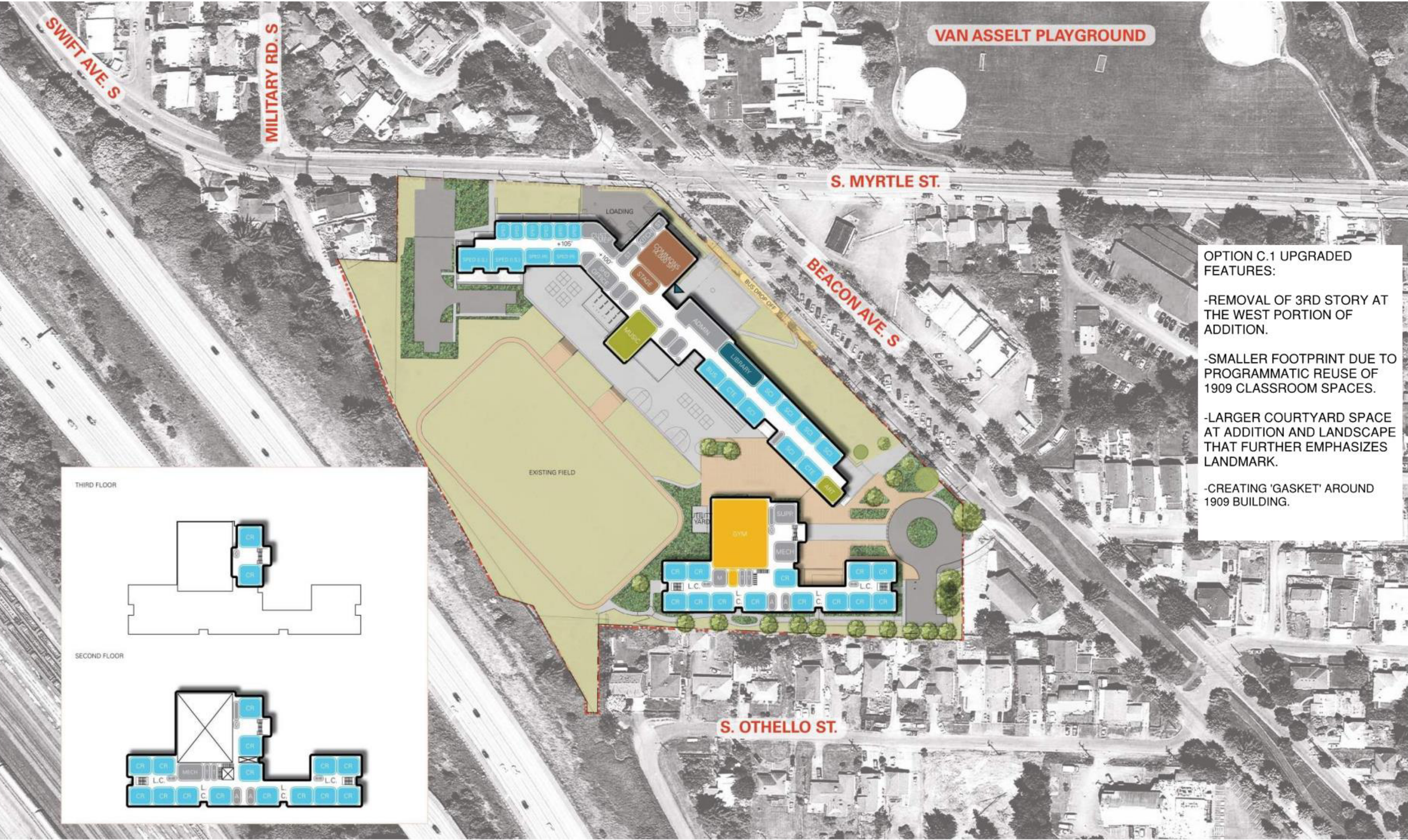
OPTION E.2 - SITE PLAN WITH SITE CONSTRAINTS OVERLAY



- OPTION E.2 BENEFITS:
- ALL RESOURCES ARE USED FOR THE NEW ACADEMIC ADDITION AND GYM.
- OPTION E.2 CHALLENGES:
- NO EXTERIOR RELIEF SPACE AROUND BUILDING.
 - INSUFFICIENT DROP OFF LOOP AND PARKING.
 - CONCERN ABOUT THE ABILITY TO MEET SETBACKS AND ALL CODE REQUIREMENTS.
 - OBSTRUCTING VIEWS OF 1909 BUILDING.
 - NEW ACADEMIC BUILDING GETS TOO CLOSE TO THE SOUTH LOT LINE - CONFLICT WITH SITE SETBACKS.
 - DIFFICULT FIRE TRUCK ACCESS.
 - NOT ENOUGH SPACE FOR STORM WATER DETENTION.

UPDATED PREFERRED OPTION /

OPTION C.1 - SITE PLAN



SWIFT AVE. S

MILITARY RD. S

VAN ASSELT PLAYGROUND

S. MYRTLE ST.

BEACON AVE. S

S. OTHELLO ST.

EXISTING FIELD

LOADING

STAGE

MUSIC

ADMIN

LIBRARY

GYM

SUPR

MECH

CR

L.C.

A

BUS DROP OFF

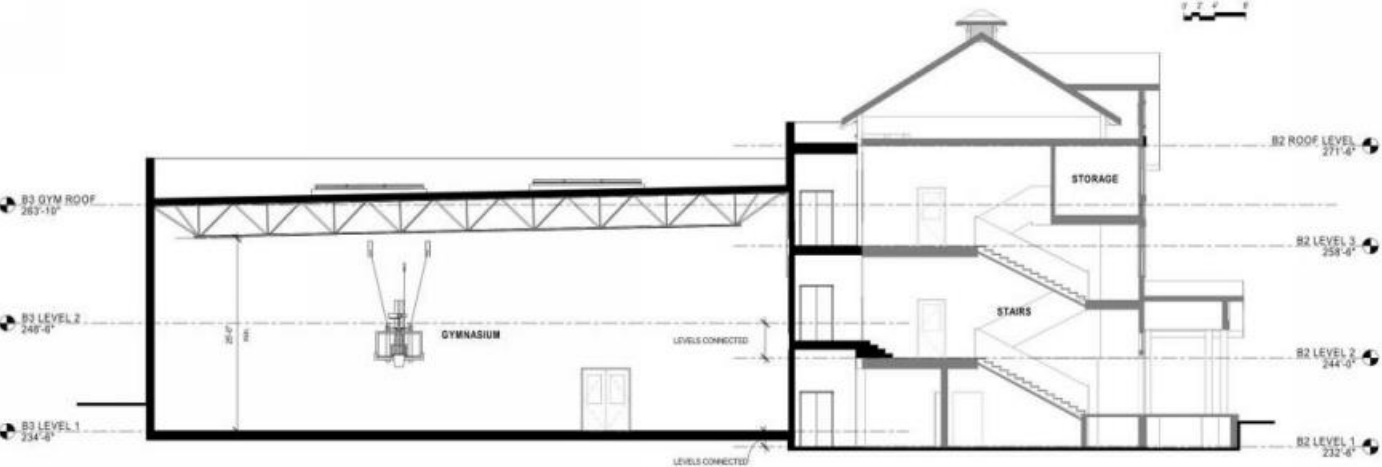
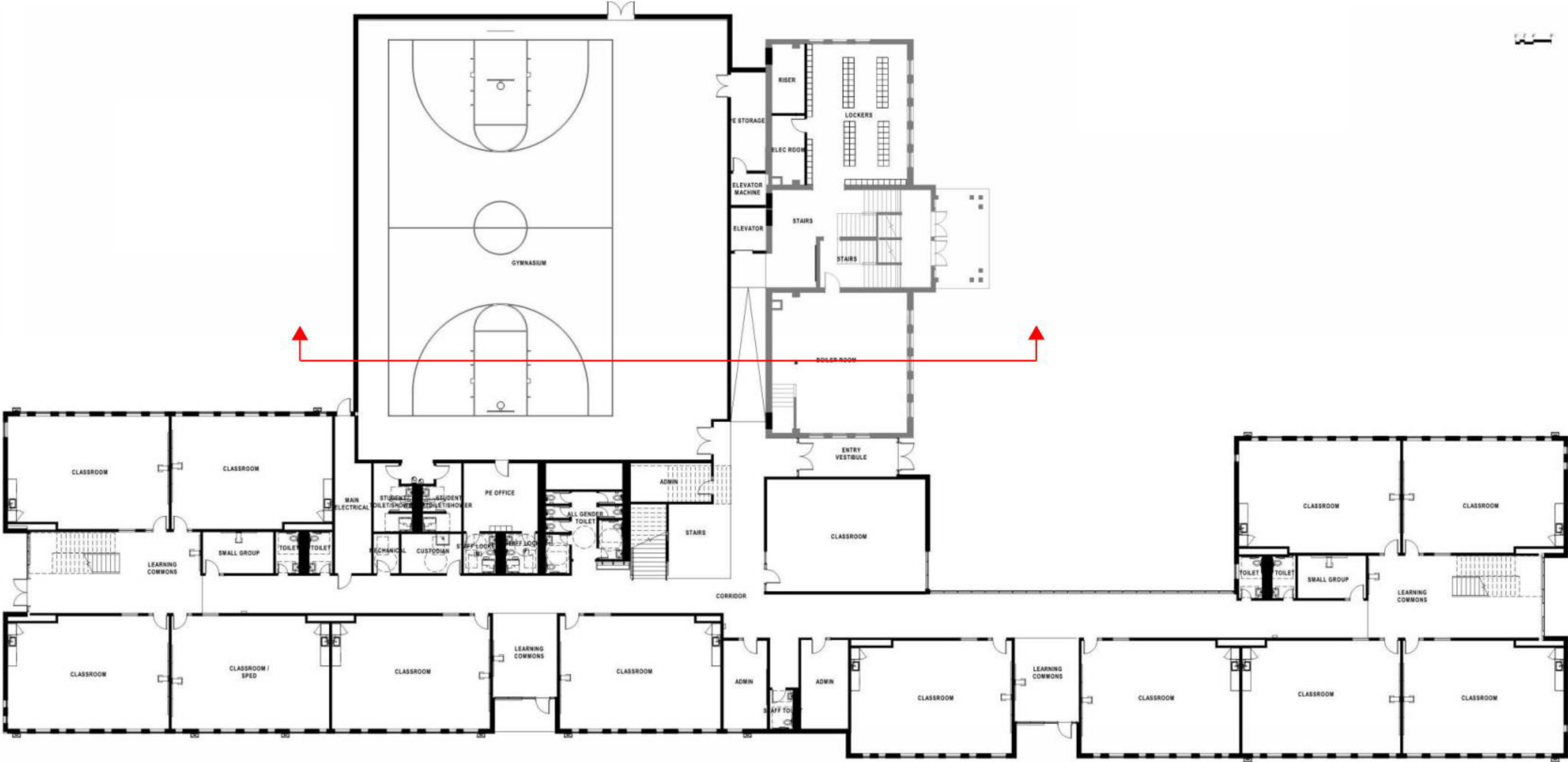
THIRD FLOOR

SECOND FLOOR

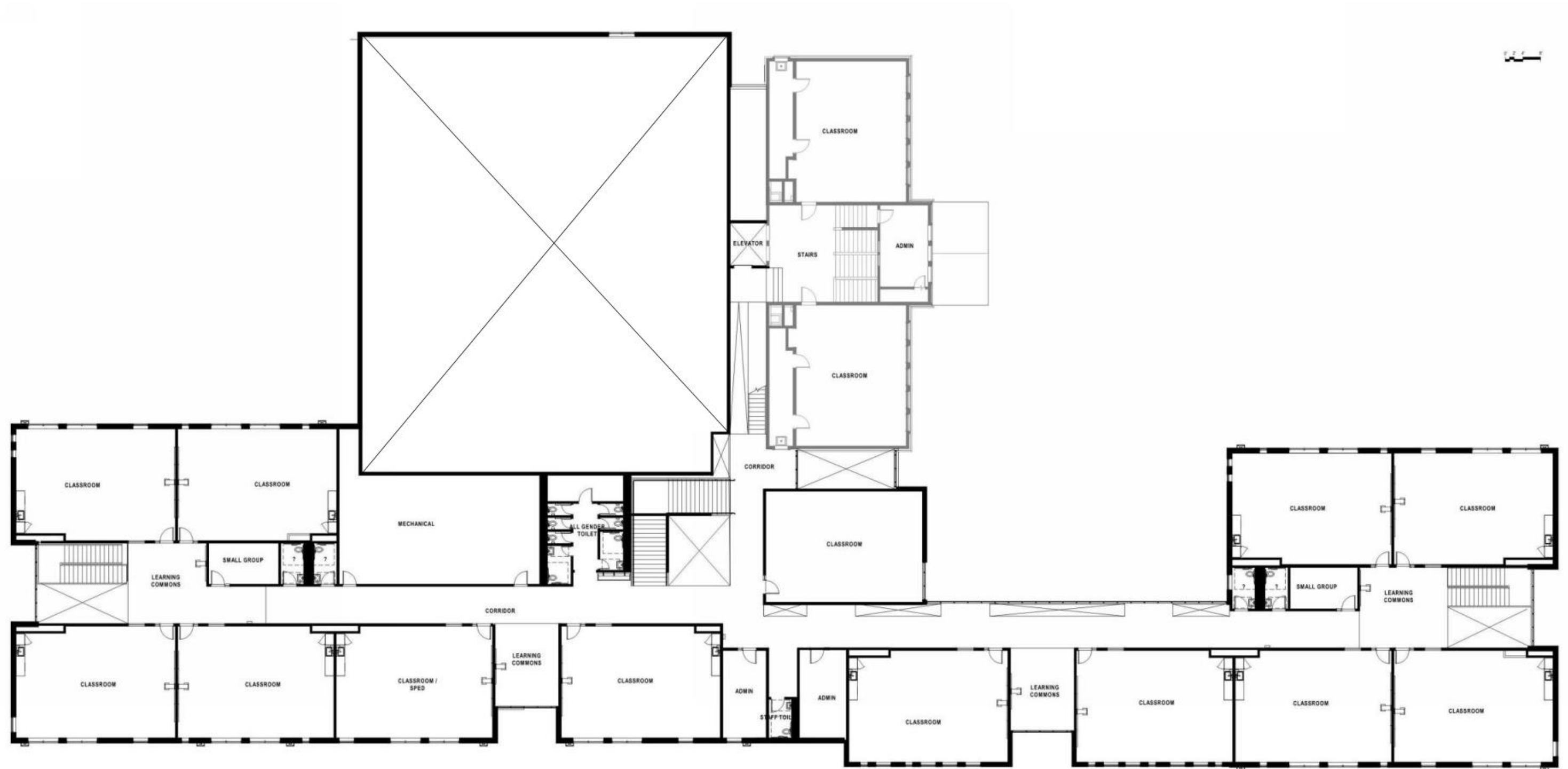
OPTION C.1 BENEFITS:

- RIGHT-SIZED ACADEMIC NEIGHBORHOODS.
- TWO-STORY ADDITION REDUCES TRAVEL DISTANCE BETWEEN CLASSES.
- TWO-STORY ADDITION FACILITATES BETTER STUDENT SUPERVISION.
- GYM BUILDING IS INTEGRAL TO THE NEW ACADEMIC ADDITION.
- GOOD CONNECTION OF GYM TO PLAYFIELD.
- MORE FAVORABLE PASSIVE SOLAR ORIENTATION = ENERGY SAVINGS.
- PLACEMENT of ADDITION PROTECTS DAYLIGHT FOR 1950'S BUILDING CLASSROOMS.
- PLACEMENT OF ADDITION ALONG SOUTH PROPERTY LINE MAXIMIZES SUPERVISABLE OUTDOOR AREAS IN CENTER OF SITE.
- OPTION C.1 IS CURRENT PREFERRED OPTION TO FULFILL EDUCATIONAL SPECIFICATIONS.

OPTION C.1 - FIRST FLOOR PLAN



OPTION C.1 - SECOND FLOOR PLAN



OPTION C.1 - MASSING STUDIES



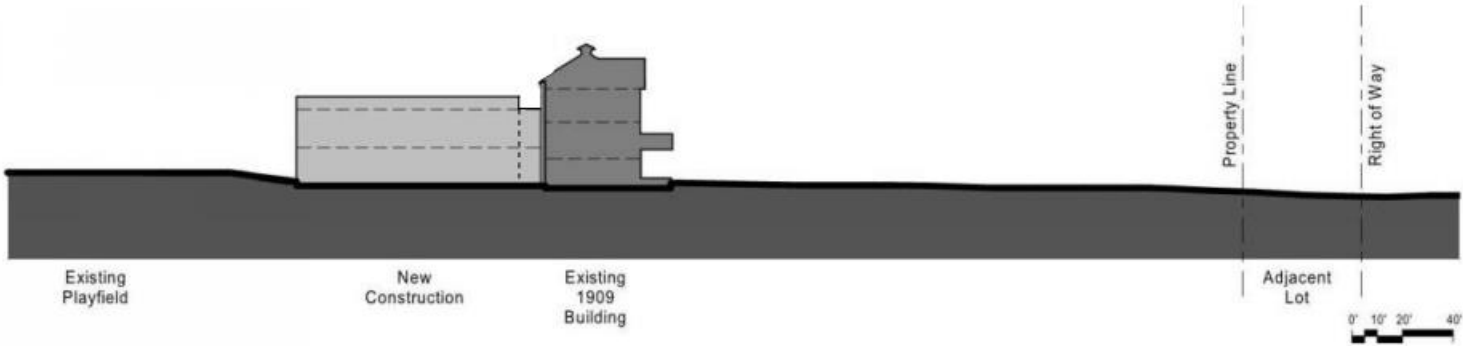
Northeast Perspective



Southwest Perspective



Street View



Site Section

OPTION C.1 - INTERIOR PERSPECTIVE

